

December 21, 2004

East & West Parking Garage RFP  
Pre-proposal Conference 12/16/04 & 12/20/04

### Questions and Answers

1. How far along is the EIR for the whole area?  
**Answer:** The public comment period ended December 1<sup>st</sup>, 2004. The EIR will go to Council for certification in January 2005. A copy of the North Main Street Development Draft EIR is on the City's web site [www.milpitas.gov](http://www.milpitas.gov)
2. How much public participation are you expecting for the parking garage design(s)?  
**Answer:** The City normally brings projects to the relevant City Council Subcommittee or Commission prior to review by City Council. The east garage has already had significant public review. The west garage has been reviewed by the Economic Development Commission.
3. Do you have a complete site survey for this project?  
**Answer:** Harris and Associates completed a Record of Survey and boundary topographic map for the library area that includes the east garage location. JMH Weiss completed an ALTA/ACSM Land Title Survey that that included the area for the west garage. These documents can be provided, however, we will expect that the garage Design Consultant perform its own verification of the accuracy of any information provided.
4. Are there other site surveys?  
**Answer:** The survey information mentioned above is the most current information. The City may have additional record data. The City does not guarantee the accuracy or completeness of record data.
5. Has the geotechnical been done on the parking garage site? How about for the Midtown area, North Main Street?  
**Answer:** Limited geotechnical information for Main Street and the library site is available. It is expected that geotechnical investigation be included in the scope for work for the garage Design Consultant.
6. Do you have any modeling of North Main Street?  
**Answer:** A streetscape master plan for Main Street has been approved.
7. Will the garage project(s) be bid in separate contracts or combined?  
**Answer:** Our current plan is to build the East Parking garage first and have it ready as a resource during construction of the Library. We would like to have the design of the West Parking Garage also ready for bidding and will make a determination whether or not both garages would be bid together or as separate packages.

8. Estimating is part of the specified services. Would the City also wish to make a project schedule, value engineering or constructability review in the design project?  
**Answer: Yes**
9. What led to the City's decision not to do design/build?  
**Answer: It is the City's desire to go with the traditional design/bid/build project. The design should be fully detailed and coordinated to prevent any surprises during construction.**
10. Has the \$9.5M budget for the east garage been presented to City Council?  
**Answer: Yes, as a preliminary cost plan only.**
11. Who determined the amount of the cost plan figures for the east garage parking structure?  
**Answer: They were developed by Davis-Langdon during establishment of the library building program.**
12. Do the cost plan amounts include the energy efficient requirements for both the east and west garages or is that for construction only?  
**Answer: It is included.**
13. How far beyond the garage does the construction go (includes landscaping, utilities)?  
**Answer: The garage projects should include construction of needed utility services from the structure to the street. Utility stubs for use by the garage can be constructed as part of separate utility projects in Main and Weller that are currently under design. Landscaping of the west garage site needs to be included as part of the design services.**
14. How many parking stalls for the west parking garage?  
**Answer: 275 minimum are needed to support the County Health Center, however we are estimating a maximum of up to 475 total could be needed to support the additional commercial/retail/restaurant and banquet/meeting spaces.**
15. Is there a plan to set fees for parking in the garages?  
**Answer: At this time no, however we want the flexibility, security or for future conversion to validated/paid parking.**
16. When will it be determined if the garages would be designated as emergency shelters?  
**Answer: At this time we are only looking at the west garage as a possible space for an emergency shelter. We are looking for input from the garage designer on the feasibility of this and we are also looking into a FEMA grant to assist in the cost for this.**
17. What are the standards for the garage security system? In setting a schedule and fees, does that relate to the technology required in the garage?  
**Answer: The security system envisioned for the garages is outlined in the RFP, and may be similar to what was constructed with the City Hall. This includes 24-hr digital voice and video monitoring on each level and in elevators and stairs, panic buttons, card-key access, etc.**

18. In reference to complete design & bid specs, does that mean both have to be done by September 2005?  
**Answer: Yes, or provide the best schedule that you can commit to.**
19. Does the City have environmental clearance for both garage sites?  
**Answer: Yes, the CEQA EIR is proposed for City Council certification in January 2005.**
20. Who are the reviewing agency(ies) for the west garage?  
**Answer: The City will be your client, however, the County will be involved to the extent required for the Health Center.**
21. Can the topographies be viewed in preparation for the RFP?  
**Answer: Yes, and the information will be placed on the City's FTP site.**
22. Scope of services – would you want a study that suggests a 4<sup>th</sup> floor, and will it be included in the final scope?  
**Answer: No. We have a target of the number of parking spaces for each garage. The number of parking spaces will determine the number of stories or floors for each structure.**
23. Is the internal circulation of the garage still up for discussion?  
**Answer: Yes. Part of the designer's services will determine the best circulation for each structure.**
24. Who worked on developing the parking garage concept?  
**Answer: Group 4 Architecture - east garage  
Field Paoli Architecture - west garage**
25. Are there any outreach meetings to include in the RFP schedule?  
**Answer: No.**
26. What are the site dimensions of Midtown West Garage?  
**Answer: We have not specified the dimensions; however we are looking for the largest structure that could fit on the parcel.**
27. Are you looking for a fully developed banquet facility? or just the core and shell only?  
**Answer: At this point, we are looking for a completed shell that could later be finished off as a tenant improvement. The completed parking garage is the priority.**
28. Do you have any landscape architect who you/Milpitas would prefer to work with?  
**Answer: We are looking for expertise in good design as well as good construction documents.**
29. What do you see as the scope for the traffic engineer? Is it related to on-site circulation or off-site, including impacts on surrounding streets and intersections? Is it general

circulation planning consultation or do you envision some specific studies that may be required?

**Answer:**      **The Traffic Engineer's scope would include design services related to recommendations for the new traffic signal design for the Main Street/237 Off-ramp/East Garage entrance, on-site and garage circulation, and possible assistance with the design and securing approvals for second garage entrance/exit on the Caltrans 237 Off-ramp.**

30.      Who are the firms that have performed the geotechnical reports and surveys for the sites?

**Answer:**      **Lowney and Treadwell & Rollo have provided services on the library and east garage site**

31.      The RFP limits responses to 25 pages. Can additional project information, project data sheets photos, etc. be included in the Appendix along with our resumes?

**Answer:**      **Yes**